



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

PLANNING

Michael J. Johnson, AICP
Planning Director

ZONING ADMINISTRATOR
AGENDA
December 20, 2007

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive. Due legal notification of these applications was given to the interested public agencies, County Department, and to property owners within 300 to 400 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require additional disability-related modifications or accommodation, please contact the Planning Department at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. Requests received after such time will be accommodated only if time permits.

1:30 P.M.
MC
APPROVED

PMPAT20070746, ROBERT BOEGER

Minor Use Permit request for the construction of commercial/contractor storage buildings and storage yard. The project will include seven buildings totaling 44,400 sq. ft. and 14 units and a 8,200 square foot storage yard.

The parcel consists of 3 acres and is located at the corner of Apple Court and Applegate Road (77 Apple Court) in the Applegate area, less than a mile east of I-80 at the Applegate Exit. The project site is zoned C2-Dc (General Commercial combining Design Scenic Corridor). The Assessor Parcel Number is 073-170-042, 048. The Zoning Administrator will consider adoption of a mitigated declaration for the project.

1:45 P.M.
AF
CONT TO
1/17 @ 1:30
PM

PVAAT20070769, MARK & JANET GIARRITTA

- A Variance to the front setback requirement of 50' from edge of easement to allow for a setback of 17' from edge of easement in order to receive building permit approval for a single-family residence constructed without the benefit of an approved permit
- Approval of a Finding in support of a Class 5 Categorical Exemption from the California Environmental Quality Act

on a 5.09 acre parcel located at 1562 Dusty Road, off Capehorn Road in the Colfax area. The project site is zoned F-B-100-PD=0.4 (Farm combining Building Site Size of 2.3 acres minimum combining Planned Unit Development, 0.4 units per acre). The Assessor Parcel Number is 099-190-061. The Zoning Administrator will consider adoption of a Categorical Exemption.

2:15 PM
GH
APPROVED

PVAAT20070785, GRACE BOURKE AND WILLIAM KISSINGER

Variance to the side and rear structural setbacks to allow for a hot tub, a tool shed, a fireplace and a pergola to be located directly adjacent to the property lines where five feet from the sides and ten feet from the rear property line are required.
on a acre parcel located on the south side of Stonebrook Drive, approximately 300' northeast of the intersection of Bean and Kemper Roads in the Auburn area. The project site is zoned RM-DL-10-PD=1 (Residential Multi Family combining Density Limitation Factor 10 units per acre combining Planned Unit Development 1 unit per acre). The Assessor Parcel Number is 051-430-013. The Zoning Administrator will consider adoption of a Categorical Exemption.

2:30 PM
GH
APPROVED

PMAT20070770, TACO BELL

A Minor Use Permit to allow for the construction of a 2,100 square foot fast food restaurant with a drive through window. Included in this request is a Variance to the minimum County parking standards to allow 15 spaces where 21 are required. In addition, the applicant requests a Variance to the Sign Ordinance to allow for the installation of a 35-foot tall freestanding sign where a 25-foot tall sign is the maximum allowed.

on a .441 acre parcel located on the north side of Auburn Ravine Road, approximately 140 feet west of the intersection of Auburn Ravine Road and Bowman Road in the Bowman area. The project site is zoned HS-Dc (Highway Service combining Design Scenic Corridor) The Assessor Parcel Number is 054-181-025. The Zoning Administrator will consider adoption of a Categorical Exemption.

2:45 PM
LC
APPROVED

**PMPMT20070811, SHERIDAN WASTEWATER TREATMENT PLANT –
NEGATIVE DECLARATION**

The applicant requests approval of a Negative Declaration for the expansion of the spray irrigation program at the Sheridan Wastewater Treatment Facility. The proposed sprayfields are comprised of 3.68 and 7.78 acre portions of parcels located on the east side of Highway 65, adjacent to the existing Sheridan Wastewater Treatment Facility. The project site is zoned F-B-X-20 ac. min. (Farm combining Building Site Size of 20 acres minimum) the Assessor Parcel Numbers are 019-250-006-000 and 019-250-023-000. The Zoning Administrator will consider adoption of a Negative Declaration.

3:15 PM
RS
DENIED

PVAAT20070806, THOMAS BORGE/CHARLES PATMON

- a 6' high solid fence (225' in length) in front setback where a 3' high solid fence is allowed per 17.54.030-B in RA-B-100 zoning

on a 3 acre parcel located on the south side of Horseshoe Bar Road, approximately 750 feet east of the intersection of Val Verde and Horseshoe Bar Road (7772 Horseshoe Bar Rd.) in the Loomis area. The project site is zoned RA-B-100 (Residential Agricultural combining Building Site Size of 2.3 acres minimum). The Assessor Parcel Number is 036-012-031. The Zoning Administrator will consider adoption of a Categorical Exemption.

3:30 PM
RS
APPROVED

PVAAT20070783, RICHARD & ANNA NELSON

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and at the time noted above, in order to consider a request from Richard and Anna Nelson for the approval of:

a Variance to the front setback requirement of 50' from Edge of Easement for Vogel Valley Road to allow 0' EOE to authorize an existing pre-manufactured metal carport to remain adjacent to an existing driveway. The carport size is 18' X 24' long - 10.5' in height

on an approximately 3 acre parcel located at 8280 Christian Lane, approximately 2,500' of the intersection of Twin Rocks Road and Turner Road in the Granite Bay area. The project site is zoned RS-AG-B-100 (Residential Single Family combining Agricultural combining Building Site Size of 2.3 acres minimum). The Assessor Parcel Number is 035-151-016. The Zoning Administrator will consider adoption of a Categorical Exemption.

3:45 PM
RS
APPROVED

PLACER DOG TRAINING, LLC (PMPBT20070713)

Minor Use Permit to allow a commercial kennel for dog training classes within the existing building and the enclosed lawn area on the east side of the building.

on a 4.6 acre parcel located on the south side of Cavitt Stallman Road, at the intersection of Myers Lane and Cavitt Stallman Road in the Granite Bay area (5252 Cavitt Stallman Road). The project site is zoned RA-B-X-4.6 ac. min. (Residential Agricultural combining Building Site Size of 4.6 acres minimum) The Assessor Parcel Number is 046-103-033. The Zoning Administrator will consider adoption of a Categorical Exemption.